007.0	0001	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	903,400	/	903,400
USE VALUE:	903,400	/	903,400
ASSESSED:	903,400	/	903,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
157	-159	BROOKS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MEEHAN WILLIAM P & PAMELA B
Owner 2:	
Owner 3:	
Street 1:	204 BROADWAY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CHEEVER MARY M/TRUSTEE -
Owner 2:	JAMES MARTIN MEEHAN FMLY TR -
Street 1:	74 CARROLL DR
Twn/City:	CARLISLE
St/Prov:	MA Cntry:
Postal:	01741

NARRATIVE DESCRIPTION

This parcel contains 4,601 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 2200 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4601.000	451,900	5,100	446,400	903,400
Total Card	0.106	451,900	5,100	446,400	903,400
Total Parcel	0.106	451,900	5,100	446,400	903,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 410.64 | /Parcel: 410.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	6184
GIS Ref	
GIS Ref	
Insp Date	11/03/17

!666!

PREVIOUS ASSESSMENT

Parcel ID: 007.0-0001-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	452,000	5100	4,601.	446,400	903,500	903,500	Year End Roll	12/18/2019
2019	104	FV	351,400	5100	4,601.	474,300	830,800	830,800	Year End Roll	1/3/2019
2018	104	FV	351,400	5100	4,601.	346,000	702,500	702,500	Year End Roll	12/20/2017
2017	104	FV	329,400	5100	4,601.	301,300	635,800	635,800	Year End Roll	1/3/2017
2016	104	FV	329,400	5100	4,601.	256,700	591,200	591,200	Year End	1/4/2016
2015	104	FV	293,100	5100	4,601.	251,100	549,300	549,300	Year End Roll	12/11/2014
2014	104	FV	293,100	5100	4,601.	206,500	504,700	504,700	Year End Roll	12/16/2013
2013	104	FV	305,100	5100	4,601.	196,400	506,600	506,600		12/13/2012

PRINT

Date	Time
12/10/20	16:24:40

LAST REV

Date	Time
03/10/20	08:42:59
danam	
666	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHEEVER MARY M/	73452-487	1	10/15/2019	Family	99	No	No		
MEEHAN JAMES/TR	59719-469		8/9/2012	Convenience	1	No	No		James M Meehan - DOD: 09/14/2014 BK: 73452
MEEHAN JAMES M-	44080-401		11/9/2004	Family	1	No	No		Elizabeth Meehan dod 12/10/11 James -trustee
	14119-574		11/1/1980		87,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/12/2019	2008	Heat App	8,000	C				
10/31/2019	1778	Inter Fi	48,000	C				
5/27/2009	392	Re-Roof	7,200					

ACTIVITY INFORMATION

Date	Result	By	Name
11/3/2017	MEAS&NOTICE	HS	Hanne S
4/21/2009	Meas/Inspect	189	PATRIOT
4/4/2000	Inspected	276	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	264	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	6184
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4601		Sq. Ft.	Site		0	80.	1.21	1									446,426						446,400	

Total AC/HA:	0.10562	Total SF/SM:	4601	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	446,426	Spl Credit		Total:	446,400				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12727273
Const Adj.:	0.98980200
Adj $ / SQ:	189.682
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	613971
Depreciation:	162088
Depreciated Total:	451883

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	5	2	
Totals			
2	10	4	

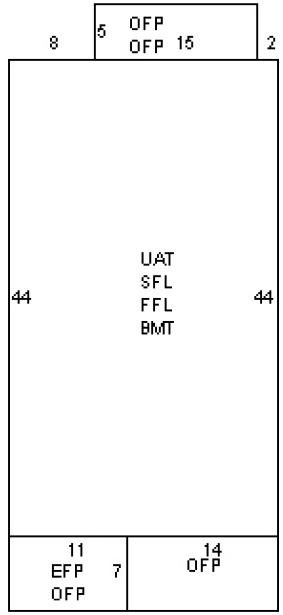
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	189.68
Special Features:	0	Val/Su Net:	113.63
Final Total:	451900	Val/Su SzAd	205.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,100	56.900	62,595
FFL	First Floor	1,100	189.680	208,650
SFL	Second Floor	1,100	189.680	208,650
OFP	Open Porch	325	21.360	6,941
UAT	Upper Attic	275	75.870	20,865
EFP	Enclos Porch	77	61.940	4,770

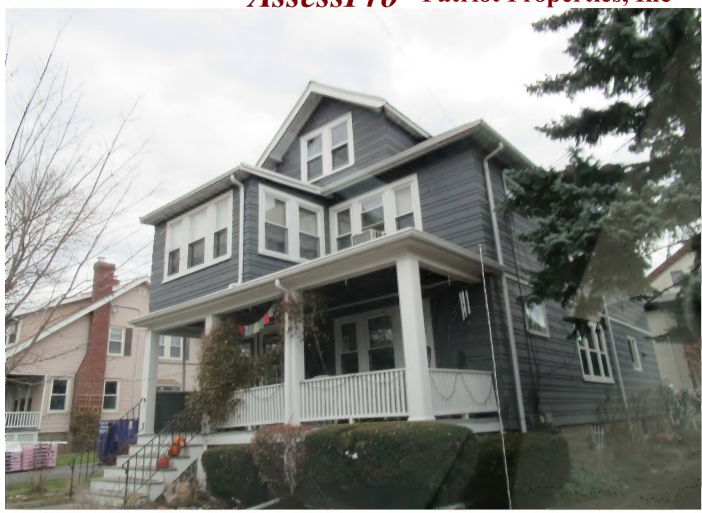
Net Sketched Area:	3,977			Total:	512,471
Size Ad	2200	Gross Are	4802	FinArea	2200

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 007.0-0001-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	400	A	AV	1924	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100